

THE REAL ESTATE MARKET.

PRIVATE SALES, LEASES AND PUBLIC AUCTIONS.

The Building Campaign in Harlem and in the Bronx continues on a large scale—Plans Filed Yesterday Call for \$1,425,000 Worth of New Tenements.

Yesterday's private sales were few in number and included no transactions of special interest. They were concerned exclusively with property in the residential districts, chiefly flats and tenements. A couple of plots were bought by builders for improvement, and several private houses found purchasers. The plans filed with the Building Department called for an investment of \$1,425,000 in new five and six story flats in Harlem and the Bronx, and reflected the usual activity in construction work which is in progress in those sections. Business in the auction room was of a routine character.

Some concern is felt as to what action the lending institutions will take with regard to mortgage loans after July 1, when the new mortgage tax goes into effect. Several of the big title and mortgage companies are said to be declining to make loans just now, and it is believed that they intend to take advantage of the tax to raise their rates of interest.

Private Sales.

NINETEENTH STREET.—L. J. Phillips & Co. have sold for Cecilia Potensky No. 17 West Nineteenth street, a three-story and basement dwelling, on lot 15, for \$10,000.

14TH STREET.—Maddalena & Levine have bought from the Bannan estate a plot on two lots on the south side of 14th street, 100 feet east of Eighth avenue, for \$10,000.

W. 42ND STREET.—Edward M. Vassar has sold for Andrew Henry and Edmund Schaeffer two lots on the north side of Vassar street, 100 feet east of Eighth avenue, for \$10,000.

EIGHTH AVENUE.—Charles E. Dutton has sold to Samuel Levin and others Nos. 42 and 44 West Eighth avenue, a two-story modern six-story tenement, on plot 51, for \$10,000.

10TH STREET.—E. V. Posa & Co. have sold for Neumann & Edwards a four-story double tenement at No. 201 East 10th street, on plot 25, for \$10,000.

10TH AVENUE.—Pescia & Co. have sold for Harris & Tibbitt six lots on the west side of Tenth avenue, 100 feet from 15th street, for \$10,000.

WEST-11TH STREET.—Herbert A. Sherman has sold for Joseph J. Little No. 33 West Fortieth street, a four-story brown stone dwelling, on lot 25, for \$10,000.

ASTOR AVENUE.—L. Kuhn has sold No. 25 West Astor avenue, a four-story brown stone flat, on plot 40, for \$10,000.

10TH AVENUE.—Joseph E. O'Donnell has sold to C. W. P. O'Donnell a five-story flat with store, on lot 25, for \$10,000.

10TH AVENUE.—Thomas & Son have sold for John J. Mahoney to Mr. Engel the house and lot at No. 30 West 10th street, on lot 25, for \$10,000.

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